

requirements from both police and fire.

Seconded by Councilmember Smith

Ayes – All, via roll call

The motion passed.

Councilmember Juenemann moved to approve the resolution for design review and comprehensive sign plan for a four-story, 126-room hotel building to be constructed at 1744 County Road D East.

Resolution 20-10-1870  
DESIGN REVIEW AND COMPREHENSIVE SIGN PLAN RESOLUTION

Be it resolved by the City Council of the City of Maplewood, Minnesota, as follows:

Section 1. Background.

- 1.01 SOTA Partners has requested approval of design review and comprehensive sign plan.
- 1.02 The property is located at 1744 County Road D East and is legally described as:  
  
PIN: 032922110005 – Lot 3, Block 2, Legacy Village of Maplewood
- 1.03 On August 18, 2020, the community design review board reviewed this request. The applicant was provided the opportunity to present information to the community design review board. The community design review board considered all of the comments received and the staff report, which are incorporated by reference into this resolution.

Section 2. Site and Building Plan Standards and Findings.

- 2.01 City ordinance Section 2-290(b) requires that the community design review board make the following findings to approve plans:
  - 1. That the design and location of the proposed development and its relationship to neighboring, existing or proposed developments and traffic is such that it will not impair the desirability of investment or occupation in the neighborhood; that it will not unreasonably interfere with the use and enjoyment of neighboring, existing or proposed developments; and that it will not create traffic hazards or congestion.
  - 2. That the design and location of the proposed development are in keeping with the character of the surrounding neighborhood and are not detrimental to the harmonious, orderly and attractive development contemplated by this article and the city's comprehensive municipal plan.
  - 3. That the design and location of the proposed development would provide a desirable environment for its occupants, as well as for its